004.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,042,600	/	1,042,600
USE VALUE:	1,042,600	/	1,042,600
ASSESSED:	1,042,600	/	1,042,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118	-120	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCAULIFFE KATHLEEN A
Owner 2:	MCAULIFFE STEPHEN
Owner 3:	
Street 1:	118 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCAULIFFE KATHLEEN A -
Owner 2:	MCAULIFFE STEPHEN/TRUSTEES -
Street 1:	118 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,930 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 3410 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5930.000	564,300		478,300	1,042,600
Total Card	0.136	564,300		478,300	1,042,600
Total Parcel	0.136	564,300		478,300	1,042,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.75 | /Parcel: 305.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 4033
GIS Ref:
GIS Ref:
Insp Date: 09/08/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	564,500	0	5,930.	478,300	1,042,800	1,042,800	Year End Roll	12/18/2019
2019	105	FV	432,900	0	5,930.	508,200	941,100	941,100	Year End Roll	1/3/2019
2018	105	FV	432,900	0	5,930.	370,700	803,600	803,600	Year End Roll	12/20/2017
2017	105	FV	406,700	0	5,930.	322,900	729,600	729,600	Year End Roll	1/3/2017
2016	105	FV	406,700	0	5,930.	275,000	681,700	681,700	Year End	1/4/2016
2015	105	FV	363,600	0	5,930.	269,100	632,700	632,700	Year End Roll	12/11/2014
2014	105	FV	363,600	0	5,930.	221,200	584,800	584,800	Year End Roll	12/16/2013
2013	105	FV	377,900	0	5,930.	210,500	588,400	588,400		12/13/2012

!430!

PRINT

Date	Time
12/10/20	16:13:59

LAST REV

Date	Time
09/25/17	12:00:25

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCAULIFFE KATHL	40710-224		9/2/2003	Family	1	No	No		
MCCOO RICHARD	30044-63		4/13/1999	Convenience	150,000	No	No		
DRISCOLL JANE	27656-521		9/9/1997	Convenience	1	No	No		F

USER DEFINED

Prior Id # 1:	4033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2013	191	New Wind						
9/11/2009	833	Siding	21,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
5/18/2009	Measured	189	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
9/21/1999	Meas/Inspect	264	PATRIOT
5/6/1996		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5930		Sq. Ft.	Site		0	80.	1.01	1									478,319						478,300	

Total AC/HA: 0.13613 | Total SF/SM: 5930 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 478,319 | Spl Credit | Total: 478,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95791787
Const Adj.:	0.98000199
Adj $ / SQ:	159.589
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	766726
Depreciation:	202416
Depreciated Total:	564310

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

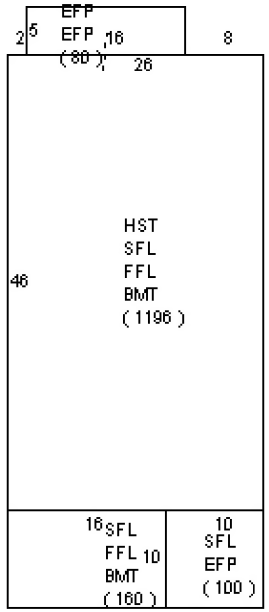
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
1	3	2	3
Totals			
3	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.59
Special Features:	0	Val/Su Net:	112.28
Final Total:	564300	Val/Su SzAd	165.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,456	159.590	232,362
BMT	Basement	1,356	47.880	64,921
FFL	First Floor	1,356	159.590	216,403
HST	Half Story	598	159.590	95,434
EFP	Enclos Porch	260	36.940	9,605

Net Sketched Area:	5,026			Total:	618,725
Size Ad	3410	Gross Are	5624	FinArea	3410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	